

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MARCH 10, 2009 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

6:00 P.M.

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1. (a) **The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 and Zoning Bylaw No. 8000.**
- (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
- (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after February 20, 2009 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.
- (d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.
- (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. The City Clerk will provide information as to how the meeting was publicized.

3. **INDIVIDUAL BYLAW SUBMISSIONS:**

3.1

[BYLAW NO. 10083 \(Z08-0035\)](#)

LOCATION: 890 Juniper Road

Legal Description:

Lot D, Section 23, Township 26, ODYD, Plan 19579

Owner/Applicant:

Dwayne and Sandra Jeaurond

Requested Zoning Change:

From RU1 – Large Lot Housing zone to RU1s – Large Lot Housing with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to establish a secondary suite within a principal dwelling.

3.2

[BYLAW NO. 10152 \(Z08-0099\)](#)

LOCATION: 1045 El Paso

Legal Description:

Lot 22, Section 25, Township 26, ODYD, Plan 22986

Owner/Applicant:

Ruth and Mohammed Umran/ (Ruth Umran)

Requested Zoning Change:

From A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to allow a secondary suite within an addition to the existing single family dwelling.

3.3

[BYLAW NO. 10153 \(OCP08-0029\)](#)

LOCATION: 3694 and 3696 Lakeshore Road

[BYLAW NO. 10154 \(Z08-0105\)](#)

Legal Description:

Amended Lot 23A and Amended Lot 24A, Block 4, District Lot 134, ODYD, Plan 515

Owner/Applicant:

City of Kelowna

Requested Zoning Change:

From RU1 – Large Lot Housing zone to P3 – Parks and Open Space zone

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use Designation from the “Single/Two Unit Residential” designation to the “Major Park/Open Space” Designation.

Purpose:

The applicant is proposing to amend the OCP and rezone the subject property in order to allow for the expansion of Rotary Beach Park.

3.4

[BYLAW NO. 10156 \(Z08-0084\)](#)

LOCATION: 1821, 1833, 1845, 1857, 1869, 1877, 1885 and 1887 Ambrosi Road

Legal Description:

Lots 13-20, Block 2, District Lot 129, ODYD, Plan 5109

Owner/Applicant:

Ambrosi Properties Ltd / (The Mission Group)

Requested Zoning Change:

From RU1 – Large Lot Housing zone to RM5 – Medium Density Multiple Housing

Purpose:

The applicant is proposing to rezone the subject property in order to facilitate the construction of a 50 unit townhome project.

3.5

[BYLAW NO. 10158 \(Z08-0117\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 353 Clifton Road

Lot A, Section 31, Township 26, ODYD, Plan 12963

Edith and Daniel Buehler

From A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite zone

The applicant is proposing to rezone the subject property in order to construct a secondary suite in an accessory building.

3.6

[BYLAW NO. 10159 \(OCP08-0028\)](#)

[BYLAW NO. 10160 \(Z08-0111\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Official Community Plan Amendment:

Purpose:

LOCATION: 773 Morrison Avenue

Lot B, District Lot 136, ODYD, Plan 4572

Sukhbir and Charanjit Sandhu

From RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone

To amend the OCP by changing the Future Land Use Designation from the “Single/Two Unit Residential” designation to the “Multiple Unit Residential (Low Density)” designation.

The applicant is proposing to amend the OCP and rezone the subject property in order to construct a four-plex in the form of two duplex units each containing a secondary suite.

4. **PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chairman will call for representation from the public in attendance.
 - (i) **The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.**
 - (ii) **The Chair will recognize ONLY speakers at podium.**
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

- (f) **Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.**
- (g) Final calls for representation (Ask three times). Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

Note: Any applicant or member of the public may use visual aids (eg. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer station and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

5. TERMINATION